

**CITY OF SILVERTON
PLANNING COMMISSION MINUTES**

7:00 P.M.

MARCH 10, 2020

The Planning Commission of the City of Silverton met at the Silverton Community Center on March 10, 2020 at 7:00 pm. with Chairman Flowers presiding.

I. ROLL CALL:

Present	Absent	
<u> X </u>		Chairman, Clay Flowers
	<u>Excused</u>	Morry Jones
<u> X </u>		Chris Mayou
<u> X </u>		Vice Chairman, Rich Piaskowski
<u> X </u>		Tasha Huebner
<u> X </u>		Peter Matzka
<u> X </u>		Ammon Benedict

STAFF PRESENT:

Community Development Director, Jason Gottgetreu and Planning and Permit Assistant, Kate Schlee.

II. APPROVAL OF THE MINUTES:

Commissioner Huebner moved to approve the minutes of February 11, 2020, as is.
Commissioner Matzka seconded the motion and it carried unanimously. Commissioner Mayou did not vote because she came in at 7:03 pm.

III. BUSINESS FROM THE FLOOR:

There were no comments.

IV. AGENDA ITEMS:

**Case: 14479 and 14437 Evans Valley Road Annexation
Filed by: Ken Roth, 14479 Evans Valley Road, Silverton, OR 97381
Planning Department File No.: AN-19-02**

Chairman Flowers opened the public hearing at 7:04 pm and announced that the application for this annexation was withdrawn prior to the meeting.
Commissioner Mayou moved to close the public hearing. Commissioner Piaskowski seconded

the motion and it carried unanimously. The public hearing is closed at 7:05 pm.

Case: 490 Lavender Street Variance

Filed by: Sara and Jason Hastings, 490 Lavender Street, Silverton, OR 97381

Planning Department File No.: VR-20-01

Chairman Flowers reviewed the public hearing process for the audience.

Chairman Flowers opened the hearing at 7:07 pm and asked for declarations of ex parte contacts, conflicts of interest, and site visits. No Commissioners declared ex parte contacts or conflicts of interest. Chairman Flowers disclosed that he drove by and viewed the site. Commissioner Benedict disclosed that he lives in the neighborhood and drives by the site often.

Director Gottgetreu presented an overhead presentation of the staff report for the variance application to allow a five foot rear yard (east) setback for an unenclosed porch at 490 Lavender Street. The site is located on the southeast corner of the Lavender Street and Basil Street intersection.

Commissioner Benedict asked if similar applications have been approved. Director Gottgetreu responded that there was a recent application that was approved by the Planning Commission on a corner lot.

Chairman Flowers asked if the variance stays with the house. Director Gottgetreu responded that it does.

Chairman Flowers asked for the applicant's testimony at 7:20 pm.

Applicants Testimony:

John Mahar, John's Decks and Fences, PO Box 1064, Silverton, OR 97381

Sarah Hastings, Property Owner, 490 Lavender Street

Ms. Hastings informed the commissioners that the area in the backyard that looks like a concrete pad was a sand pit from the previous owners and is no longer there.

Mr. Mahar stated that the height of the deck roof will be 12 feet at the highest point and will not be tied in to the existing roof, but will drain to the existing gutters.

Public Testimony:

Proponent Testimony: None

Opponent Testimony: None

Neutral Testimony: None

Written Testimony:

Rebuttal: None.

Commissioner Matzka made a motion to close the public hearing. Commissioner Huebner and Commissioner Mayou seconded the motion and it passed unanimously. The public hearing was closed at 7:27 pm.

All commissioners expressed support for the application.

Commissioner Huebner made a motion to approve the request for a variance to allow a five foot setback to the east property line, as written. Commissioner Mayou seconded the motion and the motion passes unanimously.

Amendments to conditions: None

V. REPORTS AND COMMUNICATIONS

Director Gottgetreu has been in contact with the Silver Falls School District Interim Superintendent Paul Peterson and he is open to coming to a Planning Commission meeting.

The Housing Needs Analysis will be discussed at the April 14th Planning Commission Meeting. This will incorporate the changes to the R-1 zone change.

The City Council and Planning Commission joint work session is April 20th at 6:00 pm.

The City Council will be looking at the parks plan at a future work session and the Parks and Recreation Master Plan is due to be updated in the near future. Commissioner Huebner expressed interest in participating in the planning for those updates.

Director Gottgetreu explained the status of the The Transportation System Plan for the members. The Planning Commission will make a recommendation to the City Council on the plan.

VI. ADJOURNMENT

The Meeting adjourned at 8:01 p.m.

Respectfully submitted,

/s/ Kate Schlee,
Planning and Permit Assistant